

Town of North Hempstead

Chairman
David L. Mammina, R.A., A.I.A.



Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #19875 - Joseph Cella, variance 70-100.2.A(2) to install fencing beyond the front building line; N/side 97 Ivy Way, 805' W/of Amherst Pl., Port Washington, Sec. 5, Blk. 72, Lot 247, R-A District.

WHEREAS, an application (14-108782) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **JANUARY 7, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on a survey prepared by Gerald T. O'Buckley, P.L.S., dated July 31, 2014, as annotated by the applicant and received by the Board on October 9, 2014.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Aloe Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
 Chairman Mammina



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead

Chairman

David L. Mammìna, R.A., A.I.A.

Members

Donal McCarthy, Esq.

Paul Aloe, Esq.

Leslie Francis, Esq.

David I. Levine, Esq.



Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #19888 – Tony Kostoulas, variances 70-100.1.A and 70-100.2.A(2) to maintain a pergola in the side yard and fencing in the front yard; SW/cor. #232 Dover Road & Blenheim Drive, Manhasset, Sec. 3, Blk. 228, Lot 10, R-A District.

WHEREAS, an application (14-109634) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **JANUARY 7, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED, of the dimension and in the location shown on drawings prepared by Laura Ann Casale, R.A., dated May 16, 2014 and revised through October 20, 2014 and a survey prepared by Alexander Tsukerman, L.L.S., dated March 26, 2014.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman McCarthy Seconded by: Member Levine
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammìna



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman

David L. Mammina, R.A., A.I.A.

Members

Donal McCarthy, Esq.

Paul Aloe, Esq.

Leslie Francis, Esq.

David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #19908 - Doris & Steven Rubin, variance 70-30.C to maintain pier and cantilevers on a dwelling with an insufficient front yard setback; W/side #374 Elm Dr. 635.81' S/of Dogwood Rd., Roslyn, Sec. 7, Blk. 293, Lot 9, R-A District.

WHEREAS, an application (14-110243) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **JANUARY 7, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by William A. Scherer, R.A., dated November 20, 2013 and revised through November 25, 2014, and a survey prepared by Frank Galluzzo, P.L.S., dated October 29, 2013.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine Seconded by: Vice Chairman McCarthy
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
 Chairman Mammina



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman

David L. Mammina, R.A., A.I.A.

Members

Donal McCarthy, Esq.

Paul Aloe, Esq.

Leslie Francis, Esq.

David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road

Manhasset, NY 11030

(516) 869-7667

Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #19909 - Rachel Melnikoff, variance 70-100.2.A to maintain fencing exceeding permitted height; S/side #229 Parkside Dr. 438.85' W/of Roslyn Rd, Roslyn Heights, Sec. 7, Blk. 322, Lot 7, R-B District.

WHEREAS, an application (14-110192) were filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **JANUARY 7, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Aloe

Seconded by: Member Levine

Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina

A handwritten signature in black ink, appearing to read "JP Fielding", is written over a horizontal line.

JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman

David L. Mammina, R.A., A.I.A.

Members

Donal McCarthy, Esq.

Paul Aloe, Esq.

Leslie Francis, Esq.

David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road

Manhasset, NY 11030

(516) 869-7667

Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #19911 – Francesco Rizutto, variance 70-100.1.A to maintain brick piers and mailbox within front yard; N/side #2 Peppermill Rd., 84.23' W/of Hamilton Dr., Roslyn, Sec. 9, Blk. 624, Lot 2, R-A District.

WHEREAS, an application (14-109704) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **JANUARY 7, 2015**, the appeal in the above entitled matter was decided as follows:

DENIED AS MOOT, with respect to the brick piers, and **GRANTED**, with respect to the mailbox, of the dimension and in the location as shown on drawings prepared by Robert L. Campagna, R.A., dated August 2, 2013 and revised through November 7, 2014.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Aloe

Seconded by: Member Levine

Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy

Absent: Chairman Mammina



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead



Chairman
David L. Mammina, R.A., A.I.A.

Members
Donal McCarthy, Esq.
Paul Aloe, Esq.
Leslie Francis, Esq.
David I. Levine, Esq.

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

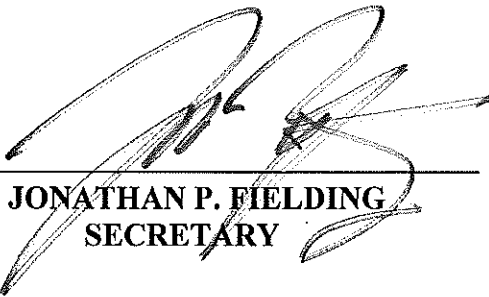
APPEAL #19912 - Vincent Di Rubbio, variances 70-100.2.A.4.b and 70-100.2.A.2 to replace fence forward of front building line; N/side #7 Whitehall Ln., 191.89' W/of Marcus Ave., New Hyde Park, Sec. 9, Blk 634, Lot 4, R-C District.

WHEREAS, an application (14-109217) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; therefore, at a meeting of the Board held on **JANUARY 7, 2015**, the appeal in the above entitled matter was decided as follows:

WITHDRAWN, with respect to the variance sought from §70-100.2A(2), and **GRANTED**, with respect to the variance sought from §70-100.2A(4)(b), of the dimension and in the location shown on a drawing prepared by Bernard Rodgers, R.A., received by the Board on November 13, 2014, and a survey prepared by Ramzan Alli, L.L.S., dated May 28, 2013 and revised through June 15, 2014.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Aloe Seconded by: Member Francis
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
 Chairman Mammina



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT

Town of North Hempstead

Chairman

David L. Mammina, R.A., A.I.A.

Members

Donal McCarthy, Esq.

Paul Aloe, Esq.

Leslie Francis, Esq.

David I. Levine, Esq.



Board of Zoning Appeals

210 Plandome Road

Manhasset, NY 11030

(516) 869-7667

Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #19914 - Yoni Romero, variances 70-51.A, 70-100.2.A.2, 70-100.2.A.4.b, 70-100.2.A.4, 70-100.B and 70-208.F to maintain conversion of porch to habitable space within a required side yard, a fence exceeding permitted height beyond front building line, and a portico in a required front yard; S/side #658 Whittier St., 260' E/of Tennyson Ave., Westbury, Sec. 10, Blk. 29, Lot 5, R-C District.

WHEREAS, an application (14-109773) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **JANUARY 7, 2015**, the appeal in the above entitled matter was decided as follows:

GRANTED IN PART, with respect to the variances sought from §§70-51A, 70-100.2A(2), 70-101B, and 70-208.F, of the dimension and in the location shown on drawings prepared by Kurt A. Jacobs, R.A., dated November 22, 2013, and revised through March 15, 2014, and a survey prepared by Laurence Michael Haynes, L.L.S., dated April 1, 2014, **SUBJECT TO THE FOLLOWING CONDITION**: that only a split-rail style fence shall be permitted to extend forward of the front building line; and **DENIED IN PART**, with respect to the variances sought from §§70-100.2A(4)(b) and 70-100.2A(4).

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine

Seconded by: Member Francis

Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy,
Chairman Mammina



JONATHAN P. FIELDING
SECRETARY

THIS IS NOT A BUILDING PERMIT